131.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,377,600 / 1,377,600
					USE VALUE:	1,377,600 / 1,377,600
					ASSESSED:	1,377,600 / 1,377,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NELSON CURTIS A
Owner 2:	REDFORD JOHN
Owner 3:	
Street 1:	25 NORFOLK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONIGER ANTHONY M--ETAL -
Owner 2:	LUNT ELIZABETH A -
Street 1:	25 NORFOLK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,685 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 3685 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6685.000	815,000	4,100	558,500	1,377,600
Total Card	0.153	815,000	4,100	558,500	1,377,600
Total Parcel	0.153	815,000	4,100	558,500	1,377,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.84 | /Parcel: 373.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84731
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	814,900	4100	6,685.	558,500	1,377,500	1,377,500	Year End Roll	12/18/2019
2019	101	FV	607,800	4100	6,685.	589,500	1,201,400	1,201,400	Year End Roll	1/3/2019
2018	101	FV	607,800	4100	6,685.	434,400	1,046,300	1,046,300	Year End Roll	12/20/2017
2017	101	FV	607,800	4100	6,685.	415,800	1,027,700	1,027,700	Year End Roll	1/3/2017
2016	101	FV	607,800	4100	6,685.	384,700	996,600	996,600	Year End	1/4/2016
2015	101	FV	563,800	4100	6,685.	322,700	890,600	890,600	Year End Roll	12/11/2014
2014	101	FV	563,800	4100	6,685.	315,200	883,100	883,100	Year End Roll	12/16/2013
2013	101	FV	563,800	4100	6,685.	300,300	868,200	868,200		12/13/2012

!10283!

PRINT

Date	Time
12/11/20	00:36:37

LAST REV

Date	Time
07/27/20	13:21:06

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONIGER ANTHONY	44450-288		1/10/2005		871,000	No	No		
	18095-419		5/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	84731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2020	456	Addition	193,076	O				
7/2/1996	297		30,000					1 BATH TO BE TWO

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	201	PATRIOT
6/30/2005	MLS	HC	Helen Chinal
2/26/2000	Inspected	276	PATRIOT
11/2/1999	Measured	243	PATRIOT
8/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6685		Sq. Ft.	Site		0	90.	0.93	10									558,494						558,500	

Total AC/HA: 0.15347 | Total SF/SM: 6685 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 558,494 | Spl Credit | Total: 558,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97894734
Const Adj.:	1.02917993
Adj $ / SQ:	130.977
Other Features:	103000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	854294
Depreciation:	39298
Depreciated Total:	814996

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 5				Baths: 1		HB 1		

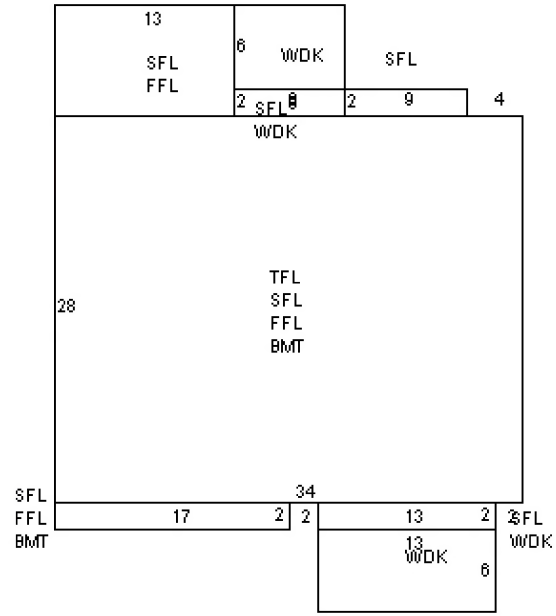
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.23
Special Features:	0	Val/Su Net:	187.53
Final Total:	815000	Val/Su SzAd	255.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,150	130.980	150,623
FFL	First Floor	1,090	130.980	142,765
BMT	Basement	986	62.870	61,989
TFL	Third Floor	952	130.980	124,690
WDK	Deck	168	12.300	2,067

Net Sketched Area:	4,346			Total:	482,134
Size Ad	3192	Gross Are	4346	FinArea	3685

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X22	A	AV	1910	23.74	T	40	101			4,100			4,100

More: N	Total Yard Items:	4,100	Total Special Featues:		Total: 4,100